

**A SUBSTITUTED RESOLUTION  
BY COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE**

**A RESOLUTION ENDORSING THE APPLICATION BY GRADY MULTIFAMILY I, LP TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO CONSTRUCT THE OAKES AT AUBURN POINTE I APARTMENT COMMUNITY TO BE LOCATED AT 322 DECATUR STREET, SE, ATLANTA; AND FOR OTHER PURPOSES.**

**WHEREAS**, Grady MultiFamily I, LP is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to construct The Oakes at Auburn Pointe I, a 154 unit apartment community to be located at 322 Decatur Street, SE, Atlanta, and

**WHEREAS**, a summary of said application is attached hereto as Exhibit A;  
and

**WHEREAS**, the site of the proposed community, is located within census tract number 33; and

**WHEREAS**, DCA has established certain regulations whereby low-income housing tax credit applications, to be competitive, must be formally endorsed by the governing authority of the pertinent municipality or county; and

**WHEREAS**, Neighborhood Planning Unit M has reviewed and endorsed the aforementioned application, and

**WHEREAS**, the City Council wishes to endorse the aforementioned application by **Grady MultiFamily I, L.P.**;

**THE CITY COUNCIL OF THE CITY OF ATLANTA HEREBY RESOLVES THAT:**

**Section 1.** The City Council hereby endorses the application by **Grady MultiFamily I, L.P.** to the Georgia Department of Community Affairs for low-income housing tax credits to construct the proposed The Oakes at Auburn Pointe I apartment community and the Mayor is authorized to sign all required endorsement documents.

**Section 2.** A summary of said application is attached hereto as Exhibit A, Project Description for the Oakes at Auburn Pointe I apartment community.

# **Grady Multifamily I, L.P.**

March 22, 2007

Mr. Garnett Brown  
Department of Planning and Community Development  
City of Atlanta  
55 Trinity Avenue  
Atlanta, Georgia 30303

RE: Grady Homes;

Dear Mr. Brown

Grady Multifamily I, L.P., co-developer with the Atlanta Housing Authority is seeking your support for the submission of a 2007 Low Income Housing Tax Credit Application to the Georgia Department of Community Affairs.

Featured in the Butler –Auburn Redevelopment Plan Update that was adopted by the City Council, the redevelopment of the former Grady Homes will be a catalytic development project that will change the face of the neighborhoods immediately surrounding the central business district. The overall master plan for the project contains will include a 124 unit Senior independent living facility, 306 mixed income multi family rental apartments in two Phases, integrated green space, and 6000 sq feet of community space.

The development team is seeking City of Atlanta support for Multi Family Phase I, the new construction of 154 multi family garden and loft style apartments as evidenced by a City Council resolution. These buildings will enhance the quality of life for many former Grady residents as well as give others a chance to relocate in to the City of Atlanta.

Enclosed is a draft letter of support for the Mayor's signature, which should be attached to the legislation, passed by City Council.

Enclosed is a Project Description that details the project specifics.

Please contact me directly at 404.224.1897 should you need any additional information.

Thank you in advance for your support.

  
Kaila Price

Development Associate  
Grady Multifamily I, L.P.

CC: Alice Wakefield, COA  
James Shelby, COA

## A RESOLUTION

BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION ENDORSING THE APPLICATION BY GRADY MULTIFAMILY I, LP TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO CONSTRUCT THE OAKES AT AUBURN POINTE I APARTMENT COMMUNITY TO BE LOCATED AT 322 DECATUR STREET, SE, ATLANTA; *AND FOR OTHER PURPOSES.*

WHEREAS, Grady MultiFamily I, LP is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to construct The Oakes at Auburn Pointe I, a 154 unit apartment community to be located at 322 Decatur Street, SE, Atlanta, and

WHEREAS, a summary of said application is attached hereto as Exhibit A;  
and

WHEREAS, the site of the proposed community, is located within census track #33 and

WHEREAS, DCA has established certain regulations whereby low-income housing tax credit applications, to be competitive, must be formally endorsed by the governing authority of the pertinent municipality or county; and

WHEREAS, Neighborhood Planning Unit M has reviewed and endorsed the aforementioned application, and

WHEREAS, the City Council wishes to endorse the aforementioned application by **Grady MultiFamily I, L.P.;**

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA HEREBY RESOLVES:

**Section 1.** The City Council hereby endorses the application by **Grady MultiFamily I, L.P.** to the Georgia Department of Community Affairs for low-income housing tax credits to construct the proposed The Oakes at Auburn Pointe I apartment community.

**Section 2.** A summary of said application is attached hereto as Exhibit A, Project Description for the Oakes at Auburn Pointe I apartment community.

**Exhibit A**  
**Project Description**  
**The Oakes at Auburn Pointe I**

Applicant Grady MultiFamily I, L.P. a joint venture between The Integral Group, Trammell Crow Residential, and Urban Realty Partners, proposes to develop The Oakes at Auburn Pointe I apartment community, formerly known as Grady Homes. The overall project master plan consists of 28 acres with a 124 unit Senior building, 306 units of mixed income rental apartments, community space, active greenspace, and 48 on-site for sale town homes. Phase III of onsite development will be the new construction of 154 Multi family apartments.

Street Address:	322 Decatur Street, SE
Construction Type:	New Construction
Number of Units:	154
Unit Mix:	54 (35%) PHA Units 39 (25%) LIHTC 61 (40%) Market Rate  59 1BR @ 750 sf 81 2BR @ 950 sf 14 3BR @1050 sf
Total Acreage:	Approx. 7 acres
Zoned:	RG -4
Amenities:	Energy Efficient Appliances Central Heating and Air Dishwashers and Disposals Washer and Dryer Connections Upgraded Exterior Materials Community Gathering Spaces Covered Pavilion and Walking Trails Integrated Greenspace Tot Lots Community Center Pool
Construction Start Date:	November 2007
Estimated Cost of Development:	\$18,330,880

## SAMPLE LOCAL GOVERNMENTAL SUPPORT LETTER

*[to be submitted on Local Government Body's Letterhead]*

**March 22, 2007**

Office of Affordable Housing  
Georgia Department of Community Affairs  
60 Executive Park South, N.E.  
Atlanta, Georgia 30329-2231

**RE: The Oakes at Auburn Pointe I  
322 Decatur Street SE  
Atlanta, GA 30312**

Dear Sir or Madam:

**Grady Redevelopment, LLC**, the developer of the referenced proposed development, has notified the **City of Atlanta** of its intention to develop and to apply to the Georgia Department of Community Affairs (DCA) for Low Income Housing Tax Credit (Credit) and/or financing through the HOME Investment Partnerships Program (HOME) for the development of units affordable to low income residents.

The purpose of this letter is to convey our understanding of the details of the project, as stipulated in the State of Georgia's 2007 Qualified Allocation Plan. The details are as follows:

**Project Name:** The Oakes at Auburn Pointe I  
**Project Address and/or Lot Number:** 322 Decatur Street, SE  
**Owner/Developer Name:** Grady MultiFamily I, L.P./Grady Redevelopment, LLC  
**Owner/Developer Address:** 60 Piedmont Ave, Atlanta, GA 30303  
**Total Number of Units:** 154  
**Total Number of Units Set Aside for Low Income Residents:** 93  
**Project Type (New Construction/Rehabilitation):** New Construction  
**Total Development Cost:** estimated \$18,330,880  
**Tenancy (Family/Senior/Special Needs):** Family

I hereby certify that I am the chief elected official of this jurisdiction, or the person duly authorized to speak on behalf of the elected person or body constituting the government of this jurisdiction, as specified in the attached copy of the charter or bylaws of the governmental body. In this capacity, I hereby state that the **City of Atlanta (check one)**:

- \_\_\_ Opposes the proposed development as presented.
- \_\_\_ Is unopposed to the proposed development as presented.
- ✓ Supports the proposed development as presented, as evidenced by the attached **Resolution of Support.**

Finally, I understand that I will also be notified by DCA when the Owner/Developer submits its application for Credit and/or HOME funding, and be given 30 days to provide additional comments on the application.

Sincerely,

**Shirley Franklin**  
**Mayor**

Attachments: *[Resolution of Support]*

**A RESOLUTION BY  
COMMUNITY DEVELOPMENT AND HUMAN RESOURCES COMMITTEE**

**A RESOLUTION AUTHORIZING THE MAYOR, ON BEHALF OF THE CITY OF ATLANTA, TO ENDORSE BY LETTER THE INTEGRAL GROUP'S, INC., APPLICATION, TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS, IN ORDER TO CONSTRUCT THE OAKES AT AUBURN HOUSING PROJECT; AND FOR OTHER PURPOSES.**

**WHEREAS**, Integral Group, Inc. has applied to the Georgia Department of Community Affairs ("DCA") for low-income housing tax credits in order to construct the Oakes housing project; and

**WHEREAS**, DCA has established regulations that require the pertinent municipality or county to formally endorse applications for low-income housing tax credits; and

**WHEREAS**, Neighborhood Planning Unit-M ("NPU") has reviewed and endorsed the aforesaid application; and

**WHEREAS**, the City of Atlanta wishes to endorse the Integral Group's, Inc., application for low-income housing tax credits.

**THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY RESOLVES** that the Mayor be and is hereby authorized, on behalf of the City of Atlanta, to endorse by letter, the Integral Group's Inc., application for low-income housing tax credits to the Georgia Department of Community Affairs.

**BE IT FINALLY RESOLVED**, that a summary of said application is attached hereto as Exhibit A, project description for Oakes at Auburn housing project.

## **Exhibit A**

### **Project Description**

#### **The Oakes at Auburn Pointe I**

Applicant Grady MultiFamily I, L.P. a joint venture between The Integral Group, Trammell Crow Residential, and Urban Realty Partners, proposes to develop The Oakes at Auburn Pointe I apartment community, formerly known as Grady Homes. The overall project master plan consists of 28 acres with a 124 unit Senior building, 306 units of mixed income rental apartments, community space, active greenspace, and 48 on-site for sale town homes. Phase III of onsite development will be the new construction of 154 Multi family apartments.

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Construction Start Date:	November 2007



**Part II: Legislative White Paper:** (This portion of the Legislative Request Form will be shared with City Council members and staff)

**A. To be completed by Legislative Counsel:**

**Committee of Purview:** Community Development and Human Resources

**Caption:** A RESOLUTION AUTHORIZING THE MAYOR, ON BEHALF OF THE CITY OF ATLANTA, TO ENDORSE BY LETTER THE INTEGRAL GROUP'S, INC., APPLICATION, TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS, IN ORDER TO CONSTRUCT THE OAKES AT AUBURN HOUSING PROJECT; AND FOR OTHER PURPOSES.

**Council Meeting Date:** March 19, 2007

**Requesting Dept.:** Department of Planning and Community Development

**B. To be completed by the department :**

**1. Please provide a summary of the purpose of this legislation (Justification Statement).**

The purpose of this legislation to authorize the Mayor to endorse an application to the Georgia Department of Community Affairs for the Oakes at Auburn Pointe I residential development. In addition to resolution the Mayor will submit a letter of letter to accompany the Resolution.

**2. Please provide background information regarding this legislation.**

This residential development will be partially funded by tax credits from the Georgia DCA which will increase the housing stock for low-moderate residents in the City.

**3. If Applicable/Known:**

(a) **Contract Type (e.g. Professional Services, Construction Agreement, etc):** NA

(b) **Source Selection:**

(c) **Bids/Proposals Due:**

(d) **Invitations Issued:**

(e) **Number of Bids:**

(f) **Proposals Received:**

(g) **Bidders/Proponents:**

(h) **Term of Contract:**

**4. Fund Account Center:** NA

**5. Source of Funds:** NA

**6. Fiscal Impact:** No city funds are anticipated for this project. Additional city property taxes will be generated by this project.

**7. Method of Cost Recovery:** NA

**This Legislative Request Form Was Prepared By:** garnett brown

TRANSMITTAL FORM FOR LEGISLATION

TO: MAYOR'S OFFICE

ATTN: GREG PRIDGEON

Legislative Counsel (Signature): Terry Grandison

*Terry Grandison*

Contact Number: (404) 330-6946

Originating Department: Planning and Community Development

Committee(s) of Purview: Community Development and Human Resources

Council Deadline: February 26, 2007

Anticipated Committee Meeting Date(s): March 13, 2007

Anticipated Full Council Date: March 19, 2007

Commissioner Signature: *[Signature]*

Chief Procurement Officer Signature: \_\_\_\_\_

CAPTION

A RESOLUTION AUTHORIZING THE MAYOR, ON BEHALF OF THE CITY OF ATLANTA, TO ENDORSE BY LETTER THE INTEGRAL GROUP'S, INC., APPLICATION, TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS, IN ORDER TO CONSTRUCT THE OAKES AT AUBURN HOUSING PROJECT; AND FOR OTHER PURPOSES.

FINANCIAL IMPACT (if any)

Mayor's Staff Only

Received by CPO: \_\_\_\_\_  
(date)

Received by LC from CPO: \_\_\_\_\_  
(date)

Received by Mayor's Office: 3.5.07  
(date)

Reviewed by: *[Signature]*  
(date)

Submitted to Council:

3/16/07  
(date)